

WARRICK COUNTY COMMISSIONERS ORDINANCE # 2020-11

PLAN COMMISSIONER DOCKET # PC-R-20-07

AN ORDINANCE TO AMEND THE WARRICK COUNTY, INDIANA  
COMPREHENSIVE ZONING ORDINANCE BY REZONING CERTAIN  
REAL ESTATE IN WARRICK COUNTY, INDIANA

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**BE IT ORDAINED BY COMMISSIONERS OF  
WARRICK COUNTY, INDIANA:**

Section 1. That the Warrick County, Indiana Comprehensive Zoning Ordinance and the Warrick County Zoning District Maps dated February 1, 2005 and made a part of said Ordinance, be and the same are hereby amended as follows:

That the boundaries of the "AG" District as shown on said Warrick County Zoning District Maps, be amended as to the described real estate:

All of Tract 2 and Tract 3 in Arvin Minor Subdivision, as per plat thereof, recorded in Document 2003R-010272 in the Office of the Recorder of Warrick County, Indiana; also all of Lot 6 in Timber View Estates II, as per plat thereof, recorded in Document 2019R-002043 in the Office of the Recorder of Warrick County, Indiana; also all of Parcel 3 in Brockman Minor, as per plat thereof, recorded in Document 2019R-006240 in the Office of the Recorder of Warrick County, Indiana; also part of the Northwest Quarter of the Southeast Quarter of Section 14, Township 6 South, Range 9 West in Warrick County, Indiana with all being located in the Northeast Quarter of the Southwest Quarter and also the Northwest Quarter of the Southeast Quarter and also the Southwest Quarter of the Southeast Quarter of Section 14, Township 6 South, Range 9 West in Warrick County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of the Northeast Quarter of the Southwest Quarter of said Section 14; thence along the west line of the South Half of the Northeast Quarter of the Southwest Quarter of said Section, North 01 Degree 06 Minutes 11 Seconds East 272.20 feet to the northwest corner of Tract 1 in said Arvin Minor Subdivision and being the point of beginning; thence continue along the west line of the South Half of the Northeast Quarter of the Southwest Quarter of said Section, North 01 Degree 06 Minutes 11 Seconds East 386.66 feet to the Northwest Corner of the South Half of the Northeast Quarter of the Southwest Quarter of said Section and being the southwest corner of the Corrected Plat of Lots 13, 14, 15, 16, 17, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, & 47 in Gourley Place Part Eight Subdivision, as per plat thereof, recorded in Document 2004R-003434 in the Office of said Recorder; thence along the north line of the South Half of the Northeast Quarter of the Southwest Quarter of said Section and

along the south line of said Corrected Plat of Gourley Place Part Eight Subdivision and along the south line of Gourley Place Part Eight, as per plat thereof, recorded in Document 2002R-003611 in the Office of said Recorder, South 89 Degrees 42 Minutes 09 Seconds East 1316.39 feet to the Northeast Corner of the South Half of the Northeast Quarter of the Southwest Quarter of said Section and being the southeast corner of said Gourley Place Part Eight Subdivision; thence along the east line of the South Half of the Northeast Quarter of the Southwest Quarter of said Section, South 00 Degrees 42 Minutes 12 Seconds West 86.74 feet to the northwest corner of said Lot 6 in Timber View Estates II; thence along the north line of said Lot 6, South 89 Degrees 51 Minutes 20 Seconds East 533.73 feet to the northeast corner thereof and being the southeast corner of Lot 7 in Timber View Estates, as per plat thereof, recorded in Plat File 1, card 416 in the office of said Recorder; thence along the east line of said Lot 6, South 00 Degrees 08 Minutes 40 Seconds West 133.13 feet to the southeast corner thereof; thence along the south line of said Lot 6, North 89 Degrees 51 Minutes 18 Seconds West 31.37 feet; thence South 00 Degrees 41 Minutes 20 Seconds West 220.63 feet; thence North 89 Degrees 53 Minutes 30 Seconds West 56.11 feet; thence South 00 Degrees 40 Minutes 27 Seconds West 220.00 feet to a point on the south line of the Northwest Quarter of the Southeast Quarter of said Section 14; thence along the south line of said Quarter Quarter Section, South 89 Degrees 53 Minutes 30 Seconds East 206.40 feet to the northeast corner of said Parcel 3 in Brockman Minor; thence along the east line of said Parcel 3, South 00 Degrees 04 Minutes 26 Seconds West 331.30 feet to the southeast corner thereof; thence along the south line of said Parcel 3, North 89 Degrees 46 Minutes 12 Seconds West 662.75 feet to the southwest corner thereof and being a point on the west line of the north half of the Southwest Quarter of the Southeast Quarter of said Section; thence along the west line of said Half Quarter Quarter Section, North 01 Degree 34 Minutes 25 Seconds East 330.00 feet to the Southeast Corner of the Northeast Quarter of the Southwest Quarter of said Section; thence along the south line of the Northeast Quarter of the Southwest Quarter of said Section, North 89 Degrees 36 Minutes 54 Seconds West 994.04 feet; thence North 02 Degrees 21 Minutes 54 Seconds West 135.16 feet to the southeast corner of Tract 1 in said Arvin Minor Subdivision; thence along the east line of said Tract 1, North 01 Degree 06 Minutes 11 Seconds East 136.20 feet to the northeast corner thereof; thence along the north line of said Tract 1, North 89 Degrees 26 Minutes 16 Seconds West 318.74 feet to the point of beginning and containing 29.418 acres, more or less.

Subject to an electric and gas pipeline easement in favor of Southern Indiana Gas and Electric Company d/b/a Vectren Energy Delivery of Indiana, Inc. in Document 2004R-009800 in the office of the Recorder of Warrick County, Indiana.

Also, subject to the 25-foot right-of-way for Coal Mine Road off the west side.

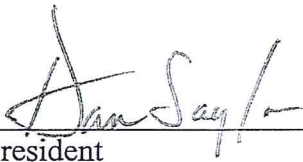



Also, subject to all other easements, rights-of-ways, covenants and restrictions of record.

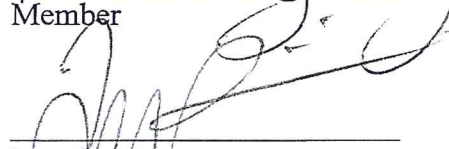
Which real estate is zoned and classified as part of the Agricultural District, as shown on the aforesaid Warrick County Zoning District Maps, so that said above described real estate shall be and the same is hereby rezoned and reclassified from said Agriculture District to said R-1A One Family Dwelling District.

Section 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 3, This Ordinance shall be in full force and effect from and after its passage by the Board of Commissioners of the County of Warrick. State of Indiana.

  
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President

  
\_\_\_\_\_  
Member

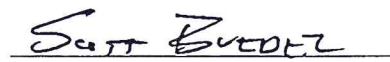
  
\_\_\_\_\_  
Member  
BOARD OF COMMISSIONERS  
WARRICK COUNTY INDIANA

County Auditor: 

Date Approved: 7/13/2020

I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law,

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Printed Name

This document prepared by: Scott Buedel, Cash Waggner and Associates, PC  
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